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SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1**.

NORTH CORRIDOR DEVELOPMENT CONTRIBUTIONS PLAN

1.0
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Area covered by this development contributions plan

As detailed on the Development Contribution Overlay Plan Map.

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Summary of costs

Facility	Total cost $	Time of provision	Actual cost contribution attributable to development $	Proportion of cost attributable to development %
Arterial Traffic Management Works	$251,250	*	$2,259	9%
Turning Lanes	$657,875	**	$657,875	100%
Collector Road Widening	$615,250	**	$615,250	100%
Bicycle Path	$65,313	**	$65,313	100%
Drainage and Wetland	$1,932,879	**	$1,932,879	100%
TOTAL	**$3,522,567**		**$3,273,576**	

* In association with construction of the Shepparton Bypass

** As required by the take up of land

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Summary of contributions

Facility	Levies payable by the development		
		Development Infrastructure	
	Residential (lots less than 2000m^2)	Residential lots min 2000m^2	Low Density Residential lots minimum of 4000m^2
Arterial Traffic management works	$2,259/ha	$904/ha	$452/ha
Turning Lanes	$4,564/ha	$4,477/ha	$2,238/ha
Collector Road widening	$4,864/ha	$3,275/ha	$1,629/ha
Bike Path	$587/ha	$235/ha	$117/ha
Drainage and wetland	$15,904/ha	$8,581/ha	N/A
TOTAL	**$28,178/ha**	**$15,826/ha**	**$6,064/ha#**

 # See Section 4 below.

Note: *All of the above rates will be subject to annual C.P.I reviews to allow for cost inflations.*

Note: *Council will consider works in kind as an alternative to financial contributions made in accordance with the Schedule.*

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Land or development excluded from development contributions plan

The land zoned Low Density is excluded from the consolidated drainage and wetland scheme.

Note: *This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details*